

PLANNING COMMISSION REPORT



MEETING DATE: June 15, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Shurgard Storage- 32-UP-2004**

REQUEST Request for a conditional use permit for internalized community storage on a 2.89 +/- acre parcel located at 8615 E McDowell Road with General Commercial District (C-4) zoning.

Key Items for Consideration:

- The proposed site was developed for internalized storage and consists of 17 older, single story buildings currently operated by Shurgard Storage
- Proposal to significantly redevelop the front of the property to enhance the visual appearance, and upgrade vehicular circulation throughout the site
- Demolish 4 single story metal buildings and partially demolish two, and replace these with a new, 3-story self-storage building
- Increase and refurbish the landscaped area along McDowell Road to be compliant with the McDowell Road Streetscape Plan.

Related Policies, References:

39-DR-1975; Mini-Warehouse, 31-DR-1977; Addition to Mini-Storage, 72-DR-1984; Advance Mini-Storage Expansion, 2-DR-1991; Approval of Awnings for Mini-Storage.

3-BA-2005; Variance to approve reduction in open space and front open space.

OWNER Shurgard Storage Centers, Inc.

APPLICANT CONTACT Jeff Helgeson
Shurgard Storage
480-633-2305

LOCATION 8615 E McDowell Rd, south of the 87th Street intersection



BACKGROUND

Zoning.

The site is zoned General Commercial District (C-4). This zoning district allows for the heaviest type of activities found in the city, including warehousing, wholesaling, and light manufacturing uses as well as internalized storage with a conditional use permit.

General Plan.

The General Plan Land Use Element designates the property as General Commercial. This category includes retail businesses, major single users and shopping centers, which serve the community and regional needs. The General

Commercial category is most often located along arterial streets for high visibility and accessibility to levels of traffic volume.

Context.

This proposed commercial development is located east of 85th Place along the southern boundary of McDowell Road. There are various zoning designations and existing developments abutting this site, which includes:

- An existing residential complex zoned Multiple-Family Residential District (R-5) along the western boundary of this site
- An existing residential complex zoned Medium Density Residential District (R-3) along the southern boundary of this site
- Existing commercial uses: Highway Commercial District (C-3) and General Commercial District (C-4), to the east of the site
- McDowell Road with a combination of Multiple-Family (R-5) and General Commercial Districts (C-3) are located north of the site and along the north side of McDowell Road.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The applicant is proposing to redevelop a portion of the site internalized community storage site. The currently developed property does not meet the open space requirements as contained in the Zoning Ordinance. The applicant has purchased the property, which contains the existing self-storage facility that was developed in the 1980's. The Board of Adjustment has recently granted a variance for the reduction of required open space and front open space for this site. The open space requirement in the C-4 District is dependent upon the height of the buildings on the lot and one half of the open space requirement of the site is required to be front open space.

The applicant's proposal is to significantly redevelop the front of the property in order to enhance the visual appearance and upgrade vehicular circulation throughout the site. Currently there is approximately 4,000 square feet of open space along the McDowell Road frontage, and approximately 7,000 square foot of open space existing in the rear of the site for a total of approximately 11,000 square feet. Open space areas will be refurbished along McDowell Road and be compliant with the McDowell Road Streetscape Plan.

Key Issues.

1. The total open space required for this proposal is; 25,140 square feet total open spaces, including 12,570 square feet of frontage open space. With the proposed building, the site will be deficient 10,190 square feet in total open space, and 6,522 square feet in frontage open space.
2. The applicant has requested and received approval for a variance for:
 - Open Space to 10,190 square feet
 - Front Open Space to 6,522 square feet

Development Information.

- *Existing Use:* Internalized community storage
- *Buildings/Description:* 17 existing single story storage buildings, 11 with concrete block and 6 with metal

- finished exterior
- *Parcel Size:* 2.89 Acres
- *Building Height Allowed:* 36 Feet
- *Existing Building Height:* Single Story Buildings, 9 feet in height
- *Floor Area:* 73,164 square feet
- *Floor Area Ratio:* 0.58

IMPACT ANALYSIS

Traffic.

Traffic will use McDowell Road for the single entrance to the property. The access provides right in, right out, and left in turns only. There is an existing medium break along McDowell Road that provides for left turn movements into the site. These turning movements will not be altered by this proposal. This existing use will be for storage only and will not be a significant traffic generator.

Parking.

- 22 spaces are required, 24 are provided.

Water/Sewer.

There will be no significant impact on the water and sewer infrastructure as a result of this proposal.

Police/Fire.

Adequate access and turning radius have been provided to conform to Fire Department criteria.

Scenic corridors.

The landscape plan and materials comply with the Desert Oasis Theme of the McDowell Corridor Improvement Plan.

Policy Implications.

The McDowell Road Corridor provides a comprehensive theme for the streetscape design along the corridor and was implemented from 64th Street to Pima Road. This proposal conforms to the McDowell Road Corridor design standards.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or

illumination.

- ***The proposed renovation will not generate any damage or nuisance arising from these aspects. All lighting will be either building mounted or low-level landscape lighting.***
2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***Traffic will use McDowell Road for ingress/egress. There is a medium break in McDowell road that allows left turning movements into the site. There will be no significant increase in traffic generation as a result of the proposal.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***No other detrimental factors will occur with the approval of the proposed renovation of the existing storage facilities.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- ***The characteristics of the proposed storage facility renovation are compatible and support the existing commercial, light industrial, and residential uses in the area.***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. ***There are no additional conditions that affect this proposal.***

Community Involvement.

The applicant has sent 146 registered letters of notice to property owners within 750 feet of the site. No letters or emails of objection have been received. The applicant held a neighborhood open house on site, in October 5, 2004. There were seven individuals in attendance with no objection to the proposal.

Community Impact.

The facility exists as internalized storage. The use is reasonably compatible with the surrounding uses and will not negatively impact the surrounding land uses. Upgrading of the exterior of the storage buildings and the landscaping along the McDowell Road frontage will improve the visual appearance of the property and proposed landscape improvements will be compliant with the McDowell Road Streetscape Plan

STAFF

RECOMMENDATION

RESPONSIBLE DEPT
(S)

STAFF CONTACT (S)

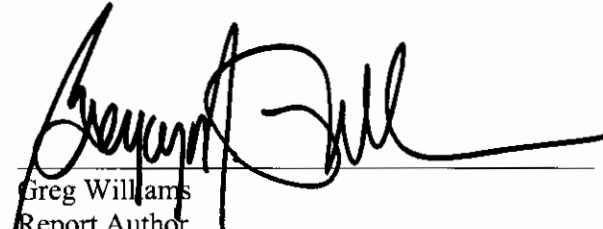
Recommended Approach:


Staff recommends approval, subject to the attached stipulations.

Planning and Development Services Department
Current Planning Services

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY


Greg Williams
Report Author


Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan

Shurgard Storage
8615 East McDowell Road
Redevelopment Project Narrative
October 4, 2005

The Existing Site:

The size of the entire site is approximately 125,714 square feet. The existing site layout consists of 17 single story buildings (roughly 8-9 feet in height), used for self storage purposes. The buildings are 80's vintage, 1st generation storage buildings. Eleven of the buildings are made of concrete block exteriors, with metal and concrete block interiors. The remaining six buildings are constructed entirely of metal. The driveways are constructed of asphalt. The main entrance drive off of McDowell Road is approximately 30 feet wide with approximately 60 feet of car stacking area between the curb cut and the storage facility's security gate. The property has two-way ingress/egress on McDowell Road. The majority of the widths of the interior driveways are 20 feet. There are currently 2 standard parking spaces and 1 handicap parking space in front of the storage facility's office. Storm water runoff is captured by two retention ponds. One retention pond located on the South portion (the rear) of the property is 290 feet long by 25 feet wide. A smaller retention area is located on the North portion (the front) of the property. The property's landscape consists of an area in the front of the property that contains a Oleander hedge, a few shrubs and a few trees and the rear of the property that has an Oleander hedge. The entire property is secured by either a concrete wall or a perimeter building made of concrete.

Proposed Redevelopment:

Shurgard's proposal is to significantly redevelop the front half of the property, which will enhance its appearance, provide safer vehicular ingress/egress, and provide more parking.

The redevelopment will consist of entirely demolishing four, single-story, metal buildings and partially demolishing the other two, single-story, metal buildings. These buildings will be replaced with a state-of-the-art, air conditioned, three story self storage building. The building foot print is 110 feet by 100 feet. The three story building will also have a 30 foot by 80 foot covered loading area intended to keep customers out of the heat and occasional rain storm. The three story building will have a facade of stucco, architectural masonry and architectural metal. The building will be designed with earth tone colors (tans and terra cotta red) with various accents and windows to break-up the building's mass. The single story office will be remodeled and we are proposing a bell tower architectural feature to the facade. Black wrought iron fencing will be located between all buildings facing McDowell road which will give the property a more open feeling than the 8-10 foot concrete wall that faces the street today. The front landscape along McDowell Road will be improved by increasing its size from around 4,000 square feet to 6,343 square feet and by replacing the existing out of character trees and shrubs with desert type trees and shrubs. The vehicular stacking area in front of the security gate will increase from 60

feet to over 100 feet from the curb-cut. The number of standard parking stalls near the office will increase from 2 to 4 with one handicap stall. Shurgard will also demo the ends of three single-story buildings to allow wider turning radiuses through the balance of the property. The property will maintain grades to utilize the North and South retention areas for storm water run-off.

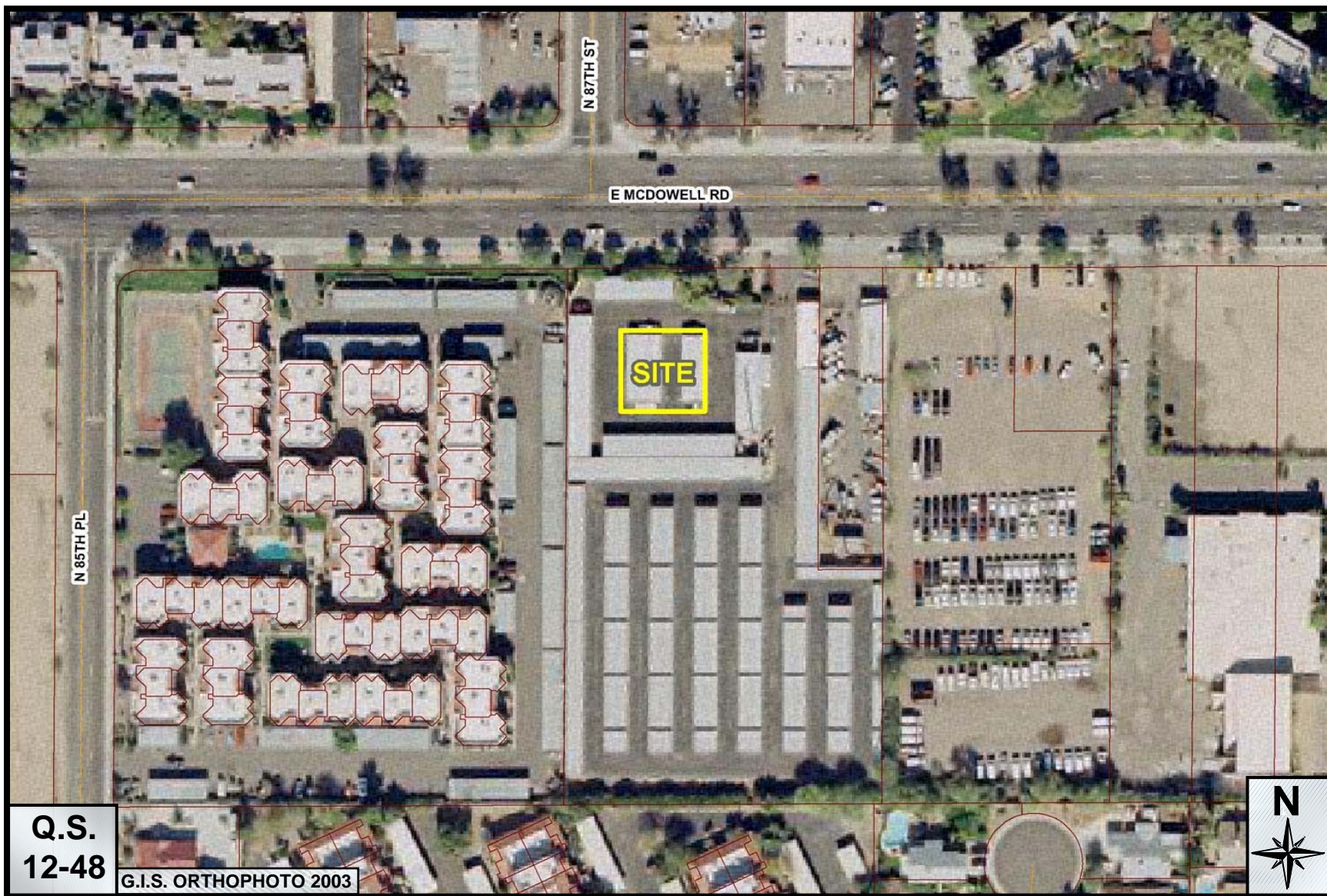
We do not believe there are any characteristics to this project that would affect the surrounding properties adversely as we are not changing the use, we are enhancing the appearance, and reducing any potential traffic congestion at the curb-cut on McDowell Road.



Shurgard of Scottsdale South

32-UP-2004

ATTACHMENT #2

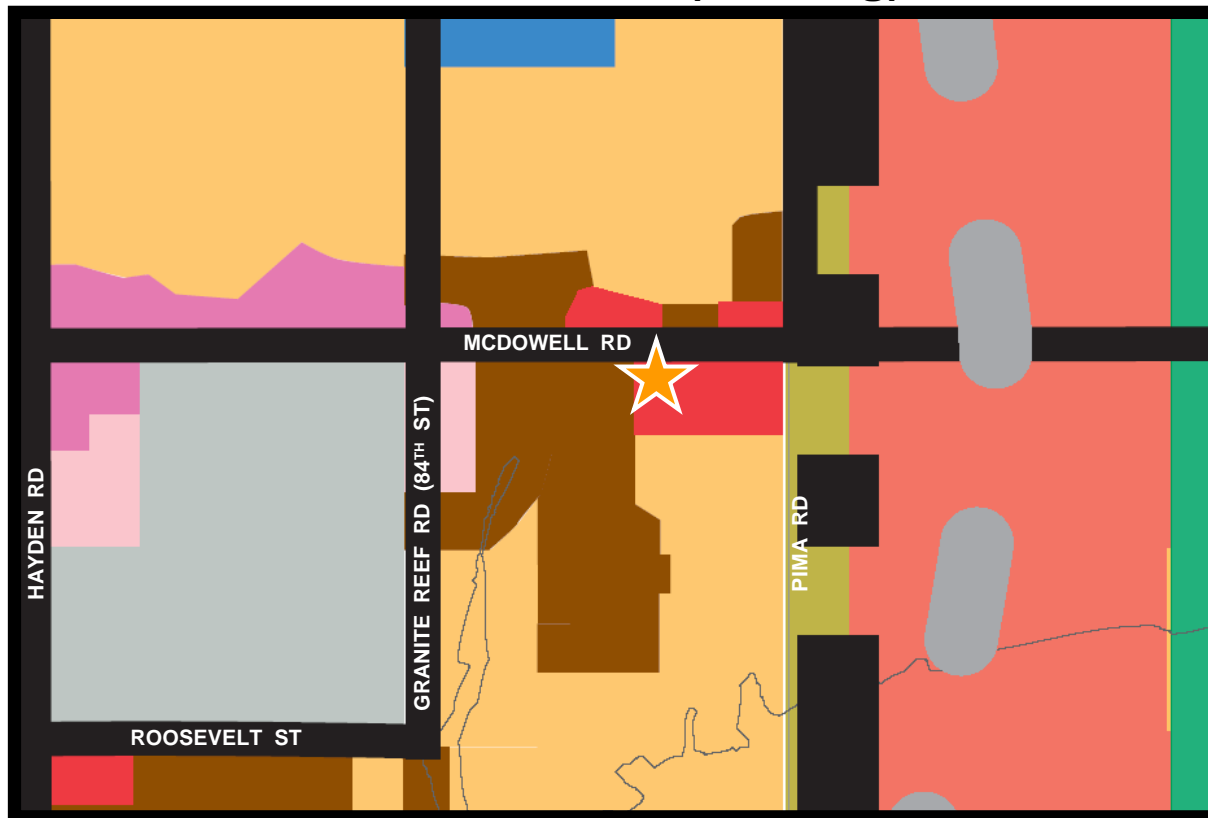


Shurgard of Scottsdale South

32-UP-2004

ATTACHMENT #2A

General Plan (Existing)

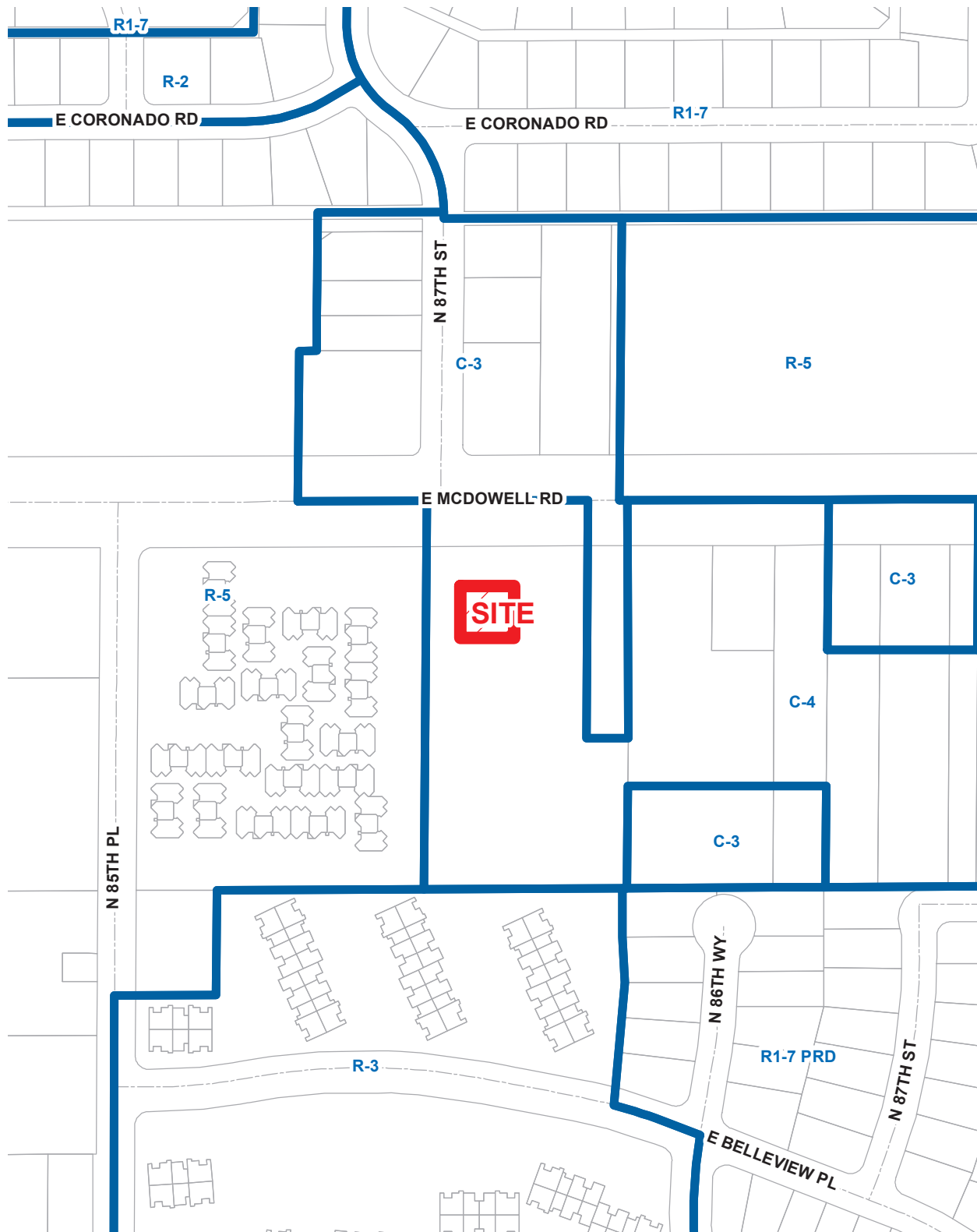


- | | | | |
|--|---|--|--------------------------------------|
| | Rural Neighborhoods | | Commercial |
| | Suburban Neighborhoods | | Office |
| | Urban Neighborhoods | | Employment |
| | Mixed-Use Neighborhoods | | Natural Open Space |
| | Resorts/Tourism | | Developed Open Space (Parks) |
| | Shea Corridor | | Developed Open Space (Golf Courses) |
| | Mayo Support District | | Cultural/Institutional or Public Use |
| | Regional Use District | | |
| | McDowell Sonoran Preserve (as of 8/2003) | | |
| | Recommended Study Boundary of the McDowell Sonoran Preserve | | |
| | City Boundary | | Location not yet determined |



32-UP-2004
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004



32-UP-2004

ATTACHMENT #4

STIPULATIONS FOR CASE 32-UP-2004

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by Shurgard and dated 5/10/2005 by staff. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 36 feet in height, measured from average top of curb elevation on McDowell Rd. plus 12-inches.
3. DEAD STORAGE. The net above-ground dead storage area shall not exceed the amount equal to .75, multiplied by the net lot area in square feet. Dead storage area shall include that area in which only storage occurs and no other activity is allowed. The dead storage area shall not exceed sixty-five (65) percent of the gross floor area of the structure.

ENVIRONMENTAL DESIGN

1. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 20 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
McDowell Road	Provide documentation regarding existing dedicated R.O.W.	existing	

- a. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city staff.
2. TRAFFIC IMPACT STUDY. With the Development Review Board submittal, the developer shall submit a traffic impact study for the site, which shall be subject to City staff approval. The Traffic Impact Study must be approved by the City of Scottsdale before the Development Review Board (DRB) case can be scheduled for a DRB hearing, and before the developer submits the improvement plans to the Development Quality/Compliance Division.
3. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. McDowell Road - The developer shall dedicate a one foot wide vehicular non-access easement on this street except at the approved street entrance.

4. MASTER CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Master Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and design of site driveways, internal streets, parking lot access and bus facilities.
5. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
3. STORM WATER STORAGE REQUIREMENT. Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, V_r , and the volume provided, V_p , using the 100-year, 2-hour storm event.
3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
4. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be

required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

2. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site.

WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).**). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site.
4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Quality/Compliance Division.
2. **NOTICE OF INTENT (NOI).** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
3. **SECTION 404 PERMITS.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or

fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

ADDITIONAL INFORMATION FOR CASE 32-UP-2004

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. Corporate images such as metal doors and lighthouses
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. signage,
 - e. Landscaping upgrades in conformance with the McDowell Road Streetscape project.

ENGINEERING

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

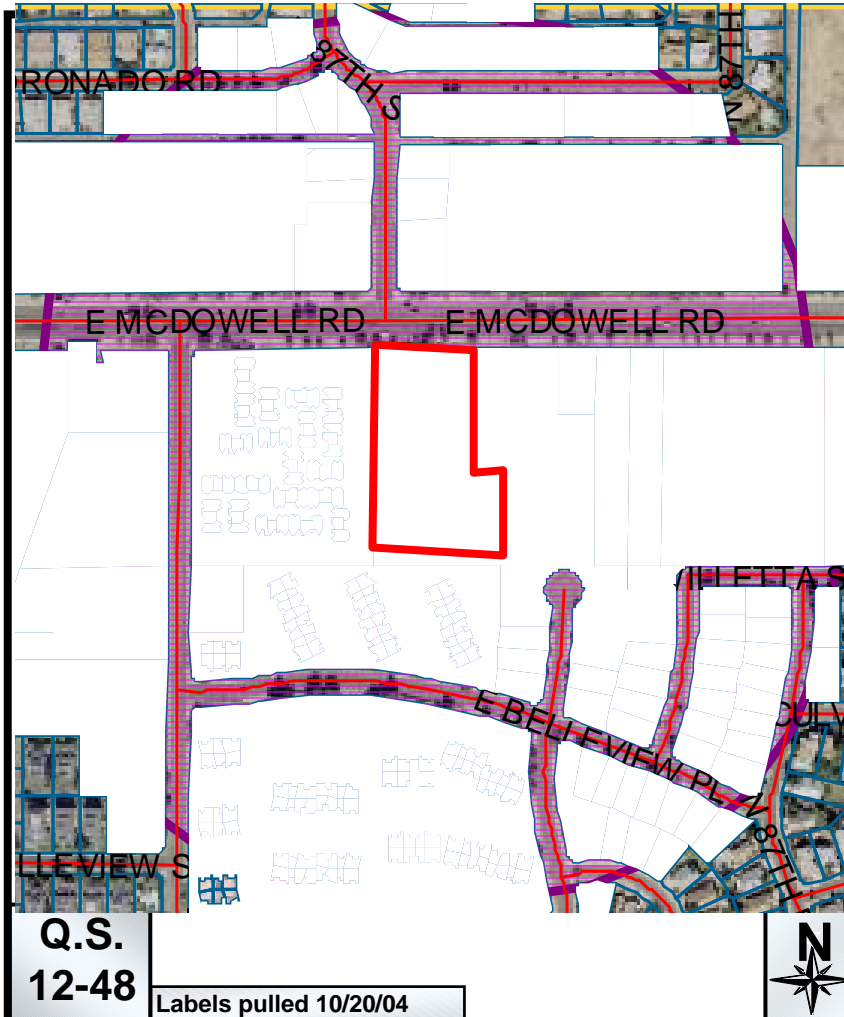
Shurgard Storage

32-UP-2004

Attachment #7. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

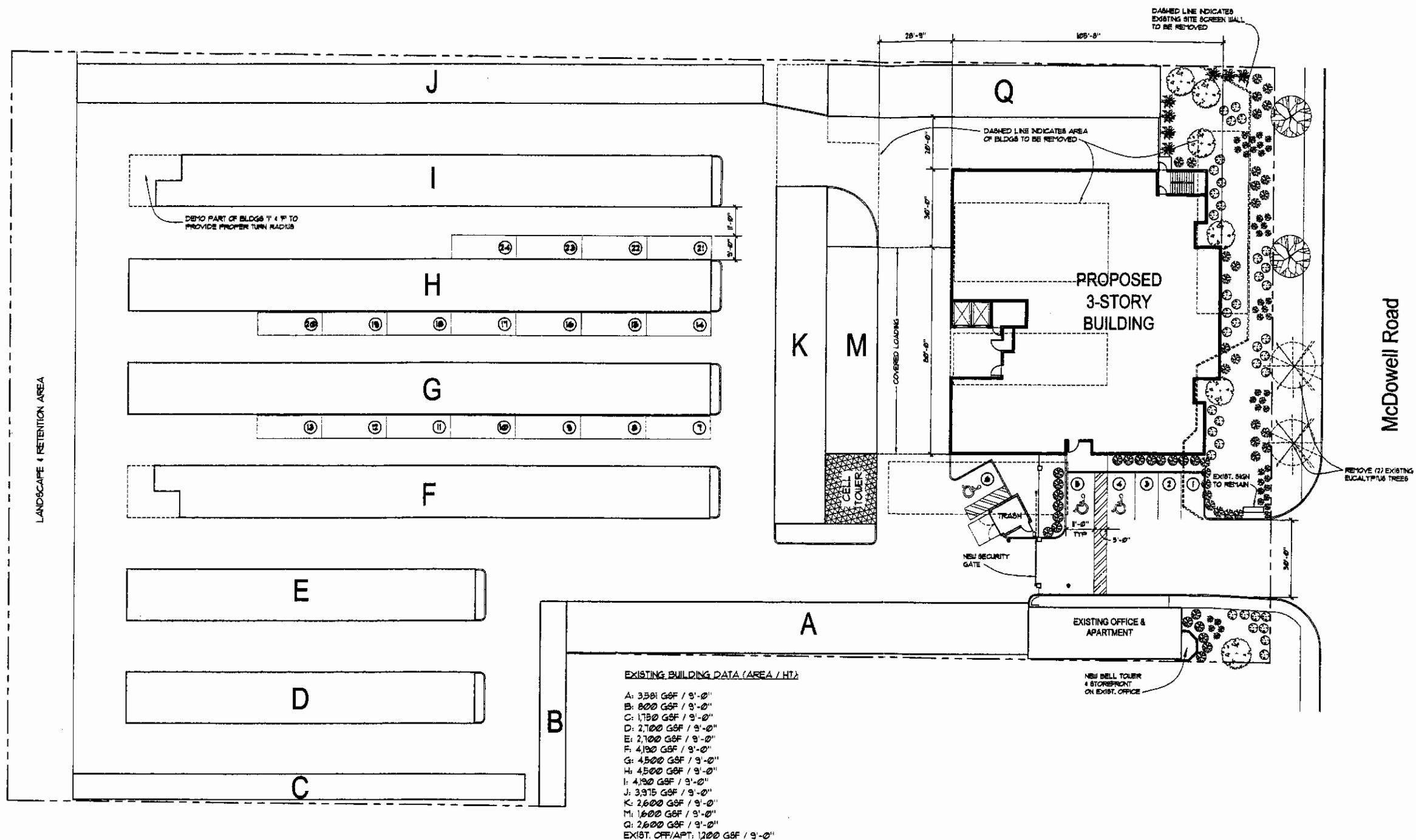
Additional Notifications:

- Interested Parties
- Scottsdale Trails
- South Scottsdale Redevelopment Force
- Summerfield Units 3, 4 & 5
- Trails at Scottsdale III & IV Community Association

Shurgard Storage

32-UP-2004

ATTACHMENT #8



OVERALL SITE PLAN

PROJECT DATA

ZONING: C-4
 NET LOT AREA: 125,714sf (2.89ac)
 ALLOWED FAR: 0.80 (100,511sf)
 TOTAL PROPOSED BLDG AREA: 13,164
 BUILDING HEIGHT ALLOWED: 36'
 PROPOSED BUILDING HEIGHT: 36'
 BUILDING VOLUME ALLOWED: 1,206,854cu.ft.
 PROPOSED BUILDING VOLUME: 1,254,180cu.ft.
 DEAD STORAGE ALLOWED: 21,735sf (65%)
 PROPOSED DEAD STORAGE: 21,525sf (64.4%)
 LANDSCAPE AREA
 TOTAL REQUIRED (20%): 25,142sf
 TOTAL PROVIDED: 16,234sf
 FRONTYARD LANDSCAPE AREA
 REQUIRED (10%): 12,571sf
 PROVIDED: 11,314sf
 PARKING REQUIRED
 1.9PC PER 2,500gsf INTERIOR
 33,439 / 2500 = (13.3) 14 SPACES
 1.9PC PER 50 EXTERIOR UNITS
 402 EXT. UNITS / 50 = 8 SPACES
 TOTAL PARKING REQUIRED: 22.9PCS
 TOTAL PARKING PROVIDED: 24.9PCS
 VAN-ACCESSIBLE PARKING REQ'D: 3.9PCS
 VAN-ACCESSIBLE PARKING PROVIDED: 3.9PCS

BUILDING INFO

OCCUPANCY TYPE: S-I
 CONSTRUCTION TYPE: II-N
 NO. OF STORIES: 3
 BUILDING HEIGHT: 36'-0"
 GSF AREA: 33,439 SF



SHURGARD
 1155 Valley
 Street, Suite
 400 Seattle, WA
 98109
 (206) 624-8100
 Fax (206)
 652-3730

PROPOSED EXPANSION & REMODEL SHURGARD OF SCOTTSDALE SOUTH 8615 E. McDOWELL RD SCOTTSDALE, AZ



15 APR 2005